

## NORTH HAMPTON CONSERVATION COMMISSION

December 12, 2006 – Public Meeting Minutes

### 1) ROLL CALL

Present at 7:00 p.m. when the meeting was called to order was Chris Ganotis, Chairman, John Peterson, Treasurer, Lee Brooks, Shirley Carter, Stan Knowles, and alternates Peter Simmons, Phillip Thayer, and Lisa Wilson.

### 2) PUBLIC HEARING

The purpose of the hearing was to consider two fee simple purchases of two abutting parcels of land for conservation purposes. Tax Map 22, Lot 24 is approximately 51+- acres (to be purchased from Kristos Demogenes) and the second parcel, Tax Map 22, Lot 22-21), is approximately 2.34 acres (to be purchased from William Woods. Both parcels will be subject to conservation deed restrictions, conservation easements or both.

#### Demogenes Parcel Discussion

A purchase and sales agreement has been signed on the Demogenes parcel and the benefits to the Town in placing this land in conservation were discussed. The property is located in the groundwater protection area, is part of the Winnucut River watershed area, is one of the few remaining large parcels in Town, and, from a conservation standpoint, has a very high conservation value.

NH *Forever* member Phil Wilson presented an overview and history in acquiring the property. He talked about the characteristics of the parcel, reasons for persisting to acquire the property, analysis of appraisals, and proposal for consideration. He explained that twenty acres of the parcel are uplands and the northeast corner of this property abuts the Wood parcel. Several different types of development potential were presented and the strategic importance of this purchase in blocking those developments was outlined. Phil explained the ecological and environmental value, the recreational value and the increase in neighboring property values as reasons why this land be placed in conservation.

Phil outlined the reasoning in arriving at the purchase price and told the Commission members that the owner has agreed to accept the \$385,000 purchase price if approved by the Town. He concluded that NH *Forever* is recommending that the Conservation Commission vote to recommend the proposal to the Board of Selectmen for final authorization to expend bond funds for the fee simple purchase of the Demogenes property.

### 3) PUBLIC COMMENTS – Demogenes Parcel

There were no comments received from the audience.

## Woods Parcel Discussion

Chris distributed and reviewed the “Summary of Woods Parcel” write-up. He explained that any recommendation to purchase the property would need to be contingent upon a lot line adjustment. He expressed hope to purchase this and the Demogenes’ parcels prior to the end of the year. Phil confirmed the Planning Board lot line adjustment application scheduled for December 18<sup>th</sup>. Chris talked about the location and size of the lot, the transaction overview and the collateral advantages in purchasing the property. The 2.34-acre wooded lot would be taken out of the residential development market and purchased by the Town for \$60,000. He indicated that the property will be town-owned with conservation deed restrictions placed on the deed by the seller prior to the sale and then recorded at the registry. Chris talked about the potential for a one-mile walking trail as an additional benefit in acquiring the property.

Peter Simmons spoke about the large potential development of this property if combined with Demogenes’ acreage and the history and time involved in negotiating for these parcels. He added that purchasing this property would remove a minimum of two and a maximum of four developable house lots on the combined properties. He reiterated that these properties are tied into the Barton Brook area and will effectively prevent development.

### **PUBLIC COMMENTS- Woods Parcel**

Robert Field spoke in support of the presentation and NH *Forever’s* endeavors in acquiring these properties. He told the Commission that NH *Forever* looks at buying critical pieces of land which strategically impair, limit or absolutely deny the capacity to develop land, while at the same time looking for an integrated conservation ring of wetlands, green space, conservation, etc. Mr. Field asked the Conservation Commission to act favorably on the proposals before them.

There were no additional comments from the public.

### **4) MOTION TO ADJOURN**

*After a motion, duly seconded*, it was voted 7-0 to adjourn the public hearing meeting at 7:35 p.m.

Respectfully submitted,  
Janet Perkins  
Secretary